

**South Riding Proprietary
Covenants Committee Meeting Minutes (Amended)
May 14, 2014 6:30 pm**

A meeting of the South Riding Proprietary Covenants Committee was convened this day.

MEMBERS PRESENT: Craig Garant, Chair; Dario Valli, Vice Chair- arrived 7:10pm; Stephen Faseru; Karen MacDowell

STAFF PRESENT:

Rebecca Lyons, CMCA, AMS, Director of Facilities and Community Service

Kristi Felouzis, CMCA AMS, Covenants Manager

Irene Anderson, Covenants Inspector

OTHERS PRESENT:

Various residents

ABSENT: Bharath Prabhakaran

Note: unanimous votes exclude absent Committee members

CALL TO ORDER

Mr. Garant called the meeting to order at 6:38 P.M. and asked if anyone would be recording the meeting. No one reported recording.

APPROVAL OF MINUTES

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the minutes from the April 23, 2014 meeting as presented. The motion **PASSED** unanimously.

BOARD/COMMITTEE/STAFF REPORTS

Committee Chair Report

Mr. Garant asked Staff to modify the Covenants Comments spreadsheet. He also asked that Staff reject all incomplete applications in house. He communicated that it is acceptable for Staff to approve all townhouse fence applications over the counter. Finally, he asked Staff to write on applications that the \$50 application fee was collected prior to sending the application to the Committee.

Board Liaison Report

A new Board Liaison will be appointed at the June Board Meeting.

Staff Report

Ms. Felouzis did not provide a Staff Report outside the agenda items.

OWNER APPLICATIONS FOR REVIEW/DECISION

Address: 25091 Riding Center Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted in the approval letter. The motion **PASSED** unanimously.

Address: 25178 Justice Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a lattice trash enclosure as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25186 Justice Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 25238 Dunvegan Square

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for the existing patio as is. The motion **PASSED** unanimously.

Address: 25251 Bald Eagle Terrace

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25271 Nesting Square

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25348 Herring Creek Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the fence and gate as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25413 Morse Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application for a shed. The motion **PASSED** unanimously.

Address: 25423 Morse Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application for paint color change. The motion **PASSED** unanimously.

Address: 25456 Brickell Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to remove shutters as submitted. The motion **PASSED** unanimously.

Address: 25464 Upper Clubhouse Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for tree removal as submitted. The motion **PASSED** unanimously.

Address: 25475 Dabner Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application a light fixture. The motion **PASSED** unanimously.

Address: 25483 Dabner Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25496 Heathfield Circle

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application to remove trees and paint the front door as submitted. The motion **PASSED** unanimously.

Address: 25555 Fretton Square

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence as submitted. The motion **PASSED** unanimously.

Address: 25566 Mimosa Tree Ct.

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the basketball goal as submitted. The motion **PASSED** unanimously. Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to approve the removal of the railing on the portico. The motion **PASSED** (3-1-0). Faseru opposed.

Address: 25569 America Square

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25941 Stinger Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 25965 Hartwood Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 25969 Donovan Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio and small landing with stairs as submitted. The motion **PASSED** unanimously.

Address: 25978 Kimberly Rose Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 25908 Rickmansworth Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 25940 Donovan Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a patio as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25998 Kimberly Rose Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously. Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the motion for a fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26035 Talamore Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26037 Hartwood Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a retaining wall as submitted. The motion **PASSED** unanimously.

Address: 26041 Talamore Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a fence as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26078 Sarazen Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application for a garage door. The motion **PASSED** unanimously.

Address: 26133 Iverson Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 26165 Iverson Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a trampoline as stipulated in the approval letter. The motion **PASSED** (3-1-0). Garant opposed.

Address: 26177 Iverson Drive

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application for a mailbox. The motion **FAILED** (2-2-0). Faseru and Garant opposed.

Address: 26179 Lands End Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for tree removal as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26211 Ocala Circle

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a basketball goal as stipulated in the approval letter. The motion **PASSED** unanimously.
Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application for a shed. The motion **PASSED** unanimously.

Address: 26229 Rachel Hill Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a vegetable garden as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 26242 Rachel Hill Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a landscaping and border wall as submitted. The motion **PASSED** unanimously.

Address: 42345 Magistrate Court

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a front stoop/walkway as submitted. The motion **PASSED** unanimously.

Address: 42449 Unicorn Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck as submitted. The motion **PASSED** unanimously.

Address: 42566 Longacre Drive

Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the amended application for a pavilion as stipulated in the approval letter. The motion **PASSED** (3-1-0). Faseru opposed.

Address: 42558 Pelican Drive

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck and patio as submitted. The motion **PASSED** unanimously.

Address: 42718 Otis Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a front stoop/Walk as submitted. The motion **PASSED** unanimously. Ms. MacDowell **MOVED** and Mr. Valli **SECONDED** to **approve** the application to remove lamppost as submitted. The motion **PASSED** unanimously.

Address: 42722 Freedom Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for a deck modification as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 42926 Tippman Place

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **defer** the application as incomplete for a patio, porch, seat wall modification. The motion **PASSED** unanimously.

Address: 43011 Spyder Place

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for deck with pergola as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43092 Hallmark Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application for privacy lattice/under deck lattice. The motion **PASSED** unanimously.

Address: 43107 Barons Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application for pergola lattice. The motion **PASSED** unanimously.

Address: 43157 Quilting Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the application for a gazebo. The motion **PASSED** unanimously.

Address: 43340 Middlecoff Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for wheelchair ramp as submitted. The motion **PASSED** unanimously.

Address: 43344 Middlecoff Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for deck and porch as stipulated. The motion **PASSED** unanimously.

Address: 43443 Quigley Lane

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for adding steps to the deck as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 43508 Jubilee Street

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the application for adding aluminum wrap to the exterior trim as stipulated in the approval letter. The motion **PASSED** unanimously.

Address: 25155 Fortitude Terrace

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **approve** the Enhance A Spot application as submitted. The motion **PASSED** unanimously.

Address: 42292 Magistrate Ct

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the Enhance A Spot application. The motion **PASSED** unanimously.

Address: 42301 Magistrate Ct

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to **deny** the Enhance A Spot application. The motion **PASSED** unanimously.

EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to enter Executive Session at 7:20 pm to discuss appeals and rules hearings.

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to exit Executive Session at 8:10 pm.

ACTION TAKEN POST EXECUTIVE SESSION

Ms. MacDowell **MOVED** and Mr. Faseru **SECONDED** to approve the rules hearing
The motion **PASSED** unanimously.


MATTERS FOR DISCUSSION

Design and Maintenance discussion – Staff and the Committee will continue to review, discuss and revise the Standards, but deferred to discuss at the next meeting due to the high volume of applications to review this evening.

ADJOURNMENT

Mr. Garant **MOVED** and Mr. Faseru **SECONDED** to adjourn the meeting at 9:32 p.m.

The next meeting will be held at Town Hall on May 28, 2014 at 6:30 p.m.

Signed: 
Craig Garant, Covenants Committee Chair

Date Approved: 6/12/2014